



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: January 3, 2019

Subject: Remove rear porches, construct mudroom, demolish and rebuild garage

Location: **74 Lawton Street**

Atlas Sheet: 13	Case #: 2018-0082
Block: 070	Zoning: T-5
Lot: 12	Lot Area (s.f.): 5,317

Board of Appeals Hearing: **January 17, 2019 at 7:00 pm**

BACKGROUND

The applicant has yet to apply for a demolition permit to demolish the existing garage. An application will need to be submitted to Preservation staff.

ZBA Case #3151 – In 1995, the ZBA re-considered the applicant's request and reversed their 1992 decision. The ZBA allowed the owner to establish a medical professional office within the residence to treat up to six patients per week.

ZBA Case #3151 – In 1992, the ZBA denied the owner's request to establish a medical professional office within the residence.

SITE AND NEIGHBORHOOD

74 Lawton Street is a two-family dwelling located between Harvard Street and Abbottsford Road. The property has an irregular shape with a narrower portion at the rear where a

detached two car garage is located. The property abuts the parking lot of the Herb Chambers dealership on Commonwealth Avenue at the rear. The main house was built in 1930 and is two and a half stories. The property is located near Lawton Playground, the TJMaxx shopping center and businesses on Commonwealth Avenue.

APPLICANT’S PROPOSAL

The applicant, Todd Williamson, proposes to remove rear porches at the first and second floors and add a rear ground-level mudroom. He also proposes to demolish the existing detached two-car garage and re-build a new garage.

The proposed one-story addition at the rear will be roughly in the same location as the existing rear porches but is located about 3 feet closer to the side property line. The addition will serve as a mudroom that includes a staircase leading to the basement.

The demolished garage will be replaced by a new garage in the same location and is proposed to have one angled wall providing for a wider opening.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Requirements

Section 5.72 – Accessory Buildings in Side Yards

Section 5.90 – Minimum Landscaped Open Space

Section 5.91 – Minimum Usable Open Space

	Required	Existing	Proposed	Finding
Side Yard Setback	10 feet	7.5 feet	4.7 feet	Special Permit**
Side Yard Setback (Garage)	6 feet	~.3 feet to 3 feet	~.9 feet to 3 feet	Special Permit**
Landscaped Open Space	10%	28.7%	26%	Complies
Usable Open Space	30%	18%	18%	Special Permit/Variance*

* Under *Deadrick*, the Board of Appeals may allow an extension of an existing non-conformity if it finds there is no substantial detriment to the neighborhood.

** Under **Section 5.43**, the Board of Appeals may waive by special permit yard and/or setback requirements, if a counterbalancing amenity is provided.

STAFF ANALYSIS

The Planning staff has no objection to any of these proposed changes. The property abuts Herb Chambers car dealership along two of the rear property lines which are most closely impacted by these changes. There are no residential abutters. The location of the detached garage is tucked in a bump out of the property. The proposed small addition is located roughly within the footprint of the existing rear porches. This house is below the allowable FAR for this T district and the proposed changes appear to be reasonable improvements to the home. Staff would like to note that the applicant has yet to apply for demolition of the existing garage.

PLANNING BOARD COMMENTS

The Planning Board had no concerns with this proposal. They were very supportive of the design of the new rear addition and had no issues with the rebuilding of the garage.

Therefore, the Planning Board recommends approval of the site plan dated 11/15/2018 by Robert Staples and the floor plans and elevations dated 11/2/2018 by Siemasko & Verbridge, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans and elevations, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a landscaping plan subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.



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74 Lawton Street

